

IN RE: PETITION FOR VARIANCE
E/S Turkey Point Road, 20' N
of the c/l of Beach Avenue
(2312 Turkey Point Road)
15th Election District
5th Councilmanic District

William K. Freyer
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-244-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 2312 Turkey Point Road, located in the Turkey Point area of Essex across from Sue Creek. The Petition was filed by the owner of the property, William K. Freyer, and the Contract Purchaser, Frances L. Wacker. The Petitioners seek relief from Section 415.A of the Baltimore County Zoning Regulations (B.C.Z.R) to permit the storage of four (4) recreational vehicles on the subject property in lieu of the one (1) permitted. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were William K. Freyer, property owner, and his daughter, Frances L. Wacker, the Contract Purchaser. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.172 acres, more or less, zoned D.R. 5.5 and is improved with a single family dwelling, swimming pool, and shed. Also on the property are four (4) recreational vehicles, namely, three boats and a motor home. The Petitioners filed the instant Petition to legitimize the storage of these four recreational vehicles on their property in the location shown on Petitioner's Exhibit 1. The recreational vehicles are described as

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Date

By

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being a 25' motor home, a 24' cabin cruiser, a 20' center console, and a 14' rowboat. Testimony indicated that the Petitioner's daughter and son-in-law have resided on the property for the past 10 years and are in the process of buying the property from Mr. Freyer. All of the recreational vehicles are owned by Mr. & Mrs. Wacker and are properly titled and tagged. Mrs. Wacker testified that the mobile home is used to transport her mother, who is wheelchair-bound, and that the three boats are used by she and her husband for recreation. Mrs. Wacker testified that the storage of these four recreational vehicles on her property does not adversely affect her neighbors and that a denial of the variance would result in practical difficulty and unreasonable hardship for her and her family. In support of their request, the Petitioners submitted into evidence as Petitioner's Exhibit 2 numerous signed statements from many of their neighbors indicating they have no objection to their request to store these four vehicles on their property.

It is to be noted that the subject property is located within the Chesapeake Bay Critical Areas near Sue Creek and Middle River. This Office was advised by the Department of Environmental Protection and Resource Management (DEPRM), by comments dated January 24, 1995, that the storage of recreational vehicles is not subject to Critical Area regulations provided that no new impervious surface is created, and therefore, they have no objections to the variance requested.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a

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Date

By

WILSON

permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28
(1974).

After due consideration of the testimony and evidence presented, it appears the relief requested should be granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that denial of the variance would result in practical difficulty and unreasonable hardship upon the Petitioners. Furthermore, there were no adverse comments from any Baltimore County reviewing agency and no opposition from any of the adjoining property owners. The variance will not cause any injury to the public health, safety or general welfare and meets the spirit and intent of the zoning regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22nd day of February, 1995 that the Petition for Variance seeking relief from Section 415.A of the Baltimore County Zoning Regulations (B.C.Z.R) to permit the storage of four (4) recreational vehicles on the subject property in lieu of the one (1) permitted, in accor-

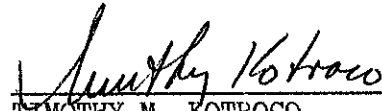
ORDER RECEIVED FOR FILING

Date

By

dance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein is limited to the four recreational vehicles described herein. In the event it becomes necessary to replace either the mobile home or any of the three boats, the Petitioners shall be permitted to do so, provided the replacement vehicle is the same size as the item which it replaces.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 2/22/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 22, 1995

Mr. William K. Freyer
623 South Marlyn Avenue
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
E/S Turkey Point Road, 20' N of the c/l of Beach Avenue
(2312 Turkey Point Road)
15th Election District - 5th Councilmanic District
William K. Freyer - Petitioner
Case No. 95-244-A

Dear Mr. Freyer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mrs. Frances Lee Wacker
2312 Turkey Point road, Baltimore, Md. 21221

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case/File

MICROFILMED



#242



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2312 Turkey Point RD. ^{BALTO. MD} 21221
which is presently zoned Residential

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Storage of 4 Recreational Vehicles / BOATS IN LIEU of the
Permitted 415.A (BCCR) to permit

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To Be determined AT HEARING

95-244-A

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Frances Lee Wacker
(Type or Print Name)

Frances Lee Wacker
Signature

2312 Turkey PT. RD
Address

BALTO. MD 21221
City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

William Kelso Freyer
(Type or Print Name)

William Kelso Freyer
Signature

(Type or Print Name)

Signature

623 South Marly AVE ^{H 3912181} ^{W 687-4171}
Address Phone No

BALTO MD. 21221
City State Zipcode

Name, Address and phone number of representative to be contacted.

Frances Lee Wacker
Name

2312 Turkey PT. RD ^{H 682-3106} ^{W 347-2281}
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

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Date

By

Printed with Soybean Ink
on Recycled Paper



Zoning Description

ZONING DESCRIPTION FOR 2312 Turkey Point Road

Beginning at a point on the North side of Turkey Point Road
_____ which is 40 feet wide at the distance
of 20' EAST of the centerline of the nearest
improved intersecting street BEACH AVENUE.

which is 40' wide. *Being Lot # 38, 39, 40, 41,
Block _____, Section # _____ in the subdivision of Bockaway
Beach as recorded in Baltimore County Plat Book# WPC,
Folio# 173, containing 7,500 SQ. FT. Also known as 2312 Turkey
Point Road and located in the 15th Election District,
5th Councilmanic District.

95-244-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-244-A

District: 15th

Date of Posting: 1/29/59

Posted for: Variance

Petitioner: Wm. H. Freyer & Francis L. Wacker

Location of property: 2312 Turkey Point Rd., NW/cor. Beach Ave

Location of Signs: Facing road way, on property being zoned

Remarks: _____

Posted by: [Signature]
Signature

Date of return: 2/3/59

Number of Signs: 1

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CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118 of the County Office Building, 1112 W. Chesapeake

Avenue, in Towson, Maryland 21204 for Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-244-A
(Item 242)

2312 Turkey Point Road
NWC Turkey Point Road
and Beach Avenue

15th Election District
5th Councilmanic

Legal Owner(s):

William Kelso Freyer

Contract Purchaser(s):

Frances Lee Wacker

Hearing: Wednesday,

February 15, 1995 at

9:00 a.m. in Rm. 118, Old
Courthouse.

Variance to permit the
storage of 4 recreational vehi-
cles/boats in lieu of the
permitted 1.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Hand-
capped Accessible for special ac-
commodations. Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.

1/25/95 January 28.

TOWSON, MD.,

Jan. 27, 1995

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on *Jan. 26, 1995*.

THE JEFFERSONIAN,

A. H. Henshaw

LEGAL AD. - TOWSON

Publisher

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Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date

1/12/94

Account: R-001-6150

Number

242

BY ULL

1 RV FILING CODE 010

50.00

1 SIGN POSTING CODE 080

35.00

\$ 85.00

CRITICAL
AREA

FREYER

2312 TURKEY PRINT RD.

95-244-~~A~~ MICROFILMED

03A03H0124MICHRC

\$85.00

BA C011:44AM01-12-95

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 242

95-244-A

Petitioner: William Kelso Freyer

Location: 2312 Turkey Point Road BALTO. MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Frances Lee Wacker

ADDRESS: 2312 Turkey Point Road

Baltimore, Maryland 21221

PHONE NUMBER: (410) 682-3106

RECEIVED

Baltimore County Government
Office of Zoning Administration
and Development Management



95 244 A

111 West Chesapeake Avenue
Towson, MD 21204

JANUARY 19, 1995

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-244-A (Item 242)
2312 Turkey Point Road
NWC Turkey Point Road and Beach Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): William Kelso Freyer
Contract Purchaser(s): Frances Lee Wacker
HEARING: WEDNESDAY, FEBRUARY 15, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit the storage of 4 recreational vehicles/boats in lieu of the permitted 1.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: William Kelso Freyer
Frances Lee Wacker

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 7, 1995

Ms. Frances Lee Wacker
2312 Turkey Point Road
Baltimore, Maryland 21221

RE: Item No.: 242
Case No.: 95-244-A
Petitioner: William Freyer

Dear Ms. Wacker:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director January 24, 1995
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #242 - Freyer Property
2312 Turkey Point Road
Zoning Advisory Committee Meeting of January 23, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Storage of recreational vehicles is not subject to the Chesapeake Bay Critical Area regulations in this case provided that no new impervious surface is created.

✓
JLP:PF:sp

c: Frances L. Wacker
William K. Freyer

FREYER/DEPRM/TXTSBP

FILED - LHM

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/24/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

DISTRIBUTION MEETING OF JAN. 23, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 238, 239, 240, 241, 242
AND 243.

RECEIVED

JAN 25 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: January 23, 1995

SUBJECT: 2312 Turkey Point Rd.

INFORMATION:

Item Number:

242

Petitioner:

William Kelso Freyer

Property Size:

7,500 sq. ft.

Zoning:

Dr 5.5

Requested Action:

Variance

Hearing Date:

/ /

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, staff recommends that storage be limited to those boats owned by the applicant.

Prepared by:

Jeffrey W. Long

Division Chief:

Cam L. Kinn

PK/JL



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-18-95

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: MS. JOYCE WATSON
Dear Ms. Winiarski:

Re: Baltimore County
Item No.: \$ 242 (JLL)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: January 30, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 30, 1995
Items 238, 239, 240, 242, and 243

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

RE: PETITION FOR VARIANCE
2312 Turkey Point Road, NWC Turkey Point
Rd. & Beach Avenue, 15th Election Dist.,
5th Councilmanic

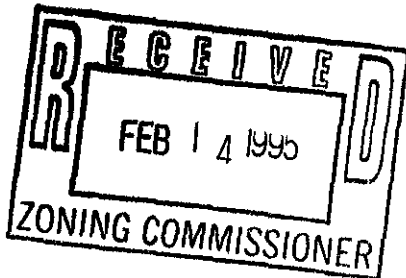
William K. Freyer/Frances L. Wacker
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 95-244-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.



Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

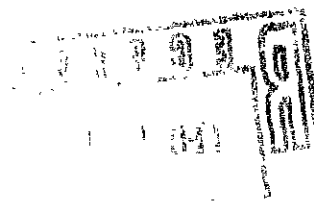
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to William K. Freyer, 623 S. Marlyn Avenue, Baltimore, MD 21221, and to Frances L. Wacker, 2312 Turkey Point Road, Blatimore, MD 21221, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

10000



IMPORTANT MESSAGE

TO File

DATE 2/24 TIME _____ A.M.
P.M.

M Suzanne Boyer

OF c/o Turkey Pt. Camp House

PHONE 2316 Bauerbachmichols Dr.
Area Code Number Extension

FAX 21221-1713

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
CAME TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WILL FAX YOU	<input type="checkbox"/>	URGENT!	<input type="checkbox"/>

Message _____
approved to relief
placed in cage
195-2441-A
will appeal decision

Signed _____ **MICROFILMED**

SCM

Suzanne Boyer
 c/o TPIA
 2316 Bauerbachmichols Dr.
 21221-1713

NO TITLE SEARCH REQUESTED

THIS DEED, Made this 25th day of August, 1994, by and between WILLIAM KELSO FREYER and MARY R. FREYER, his wife, of the first part, WILLIAM KELSO FREYER and MARY R. FREYER, of the second part, and FRANCES LEE WACKER, of the third part.

WITNESSETH, That in consideration of the sum of Zero Dollars (\$0.00) and such other good and valuable consideration, the receipt of which is hereby acknowledged, the said WILLIAM KELSO FREYER and MARY R. FREYER, his wife, do grant and convey unto the said WILLIAM KELSO FREYER and MARY R. FREYER, his wife, as tenants by the entireties, for and during the term of their joint natural lives, and unto the survivor of them, for and during the term of his or her natural life, with full power and authority and subject to the limitations hereinafter set forth and after the death of the survivor of them, unto FRANCES LEE WACKER, her personal representatives and assigns, in fee simple, all that lot of ground situate in the 15th Election District of Baltimore County, Maryland, and described as follows, that is to say:

PARCEL NO. 1:

BEING all those lots of ground known as Lots Nos. 38 and 39 on the Plat of Turkey Point Farm now known as Rockaway Beach, which plat is duly recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 6, folio 173, said lots being situated in the Fifteenth Election District of Baltimore County, State of Maryland.

BEING the same lot of ground which by deed dated July 22, 1960 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 3729, folio 520 was granted and conveyed by Porter Brothers, Inc. to William K. Freyer, a/k/a William Kelso Freyer.

PARCEL NO. 2:

BEING KNOWN AND DESIGNATED as Lots 40 and 41 on the Plat of Turkey Point Farm, now known as Rockaway Beach, which plat is duly recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 6, folio 173, in the 15th Election District.

BEING the same lots of ground which by Deed dated June 21, 1974 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. No. 5457, folio 679 was granted and conveyed by Augustine J. Muller and Corinne R. Muller, his wife, to William Kelso Freyer and Mary R. Freyer, his wife.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in any wise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises unto and to the use of the said WILLIAM KELSO FREYER and MARY R. FREYER, his wife, as tenants by the entireties, for and during the term of their joint natural lives, and unto the survivor of them, for and during the term of his or her natural life, with full power and authority and subject to the limitations hereinafter set forth and after the death of the survivor of them, unto FRANCES LEE WACKER, her personal representatives and assigns, in fee simple.

AND the said WILLIAM KELSO FREYER and MARY R. FREYER, his wife, hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantors.

Test:

Alfred L. Brennan

William Kelso Freyer (SEAL)
WILLIAM KELSO FREYER

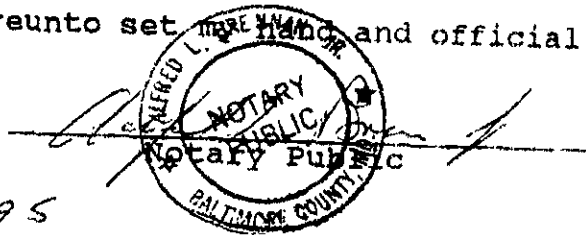
Alfred L. Brennan

Mary R. Freyer (SEAL)
MARY R. FREYER

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 25th day of August, 1994, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared WILLIAM KELSO FREYER and MARY R. FREYER, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



My Commission Expires: 12-1-95

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Alfred L. Brennan, Jr.
ALFRED L. BRENNAN, JR., Attorney

BRENNAN & BRENNAN
ATTORNEYS AT LAW P.A.
825 Eastern Blvd.
BALTIMORE, MD 21221

RECORDED & INDEXED
JUL 26 1994
BALTIMORE COUNTY

III
Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

I am writing to you with regards to the above case. We have lived in the area for several years and have known the Wacker's for this time. They discussed with us their request for a variance for more than one recreational vehicle on their property. We are in support of their request for a variance because we do not feel the additional vehicles on the property present an eye sore or hazard in any way.

Sincerely,

Christian Wm Smith

2.13.95

Christian Wm Smith
2301 Turkey PT RD
BARTO MD 21221

MICROFILMED

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

I am writing to you with regards to the above case. We have lived in the area for several years and have known the Wacker's for this time. They discussed with us their request for a variance for more than one recreational vehicle on their property. We are in support of their request for a variance because we do not feel the additional vehicles on the property present an eye sore or hazard in any way.

Sincerely,

Gary C. Ledley

2384 Turkey Pt RD
2-5-95

RECORDED

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

I am writing to you with regards to the above case. We have lived in the area for several years and have known the Wacker's for this time. They discussed with us their request for a variance for more than one recreational vehicle on their property. We are in support of their request for a variance because we do not feel the additional vehicles on the property present an eye sore or hazard in any way.

Sincerely,

Charles J. Sobota
2308 Turkey Point Road
Belts. MD 21221
2/5/95

RECORDED

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

I am writing to you with regards to the above case. We have lived in the area for several years and have known the Wacker's for this time. They discussed with us their request for a variance for more than one recreational vehicle on their property. We are in support of their request for a variance because we do not feel the additional vehicles on the property present an eye sore or hazard in any way.

Sincerely,

Robert B. Lufkin
2308 Turkey Pt. Rd.
BALTO. MD. 21221
2/5/95

00000000

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

I am writing to you with regards to the above case. We have lived in the area for several years and have known the Wacker's for this time. They discussed with us their request for a variance for more than one recreational vehicle on their property. We are in support of their request for a variance because we do not feel the additional vehicles on the property present an eye sore or hazard in any way.

Sincerely,

Harry L. Rychewalski-Kern 2/5/92
2310 Turkey Pt Rd.
Balto Md. 21221

Submitted 2/5/92

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

I am writing to you with regards to the above case. We have lived in the area for several years and have known the Wacker's for this time. They discussed with us their request for a variance for more than one recreational vehicle on their property. We are in support of their request for a variance because we do not feel the additional vehicles on the property present an eye sore or hazard in any way.

Sincerely,

Michael W. Faw
2313 Turkey Point Road
February 5, 1995

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

I am writing to you with regards to the above case. We have lived in the area for several years and have known the Wacker's for this time. They discussed with us their request for a variance for more than one recreational vehicle on their property. We are in support of their request for a variance because we do not feel the additional vehicles on the property present an eye sore or hazard in any way.

Sincerely,

Mary Hoffman

2316 Dunker Pt Road

Balto 21221 Md

Feb 5 - 1995

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

I am writing to you with regards to the above case. We have lived in the area for several years and have known the Wacker's for this time. They discussed with us their request for a variance for more than one recreational vehicle on their property. We are in support of their request for a variance because we do not feel the additional vehicles on the property present an eye sore or hazard in any way.

Sincerely,

Charles J. Wright
2318 Turkey Point Rd.

2/5/95

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

I am writing to you with regards to the above case. We have lived in the area for several years and have known the Wacker's for this time. They discussed with us their request for a variance for more than one recreational vehicle on their property. We are in support of their request for a variance because we do not feel the additional vehicles on the property present an eye sore or hazard in any way.

Sincerely,

Scott E Porter
2319 Turkey Point Road
5th Feb. 1995

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

I am writing to you with regards to the above case. We have lived in the area for several years and have known the Wacker's for this time. They discussed with us their request for a variance for more than one recreational vehicle on their property. We are in support of their request for a variance because we do not feel the additional vehicles on the property present an eye sore or hazard in any way.

Sincerely,

Wm G. Porter
2319 Turkey Pt. Rd
2/5/93

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

I am writing to you with regards to the above case. We have lived in the area for several years and have known the Wacker's for this time. They discussed with us their request for a variance for more than one recreational vehicle on their property. We are in support of their request for a variance because we do not feel the additional vehicles on the property present an eye sore or hazard in any way.

Sincerely,

Wayne Emerson
2320 Turkey Pt. Rd.
2/5/95

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

I am writing to you with regards to the above case. We have lived in the area for several years and have known the Wacker's for this time. They discussed with us their request for a variance for more than one recreational vehicle on their property. We are in support of their request for a variance because we do not feel the additional vehicles on the property present an eye sore or hazard in any way.

Sincerely, Feb 5, 1995,

Wayne Francis Wunder
2322 Turkey Point Road
Essex Md 21221-1830

MARYLAND DEPARTMENT OF NATURAL RESOURCES



Detail Number 300226

Vessel Number MD 6253 F

Certificate of Vessel Number
Expires 12/31/86

Hull Identification # Length
MD7332140472 22' 0" 22'
Year 72
Make WELLS
Use PLEASE

RONALD A. WALKER
2312 TURKEY POINT RD
BALTIMORE MD 21227

This card will serve as your Certificate of Vessel Registration during the expiration date indicated. It must have the 1x1 registration decal affixed to the back and be on board your vessel at all times the vessel is in use. It is the only certificate you will be issued until you renew your registration. If your address changes or your vessel is sold, destroyed, stolen or recovered, you are required to notify this Department within 15 days.
HAVE A SAFE AND PLEASANT BOATING SEASON!

CUT HERE

MARYLAND DEPARTMENT OF NATURAL RESOURCES

REGISTRATION DECAL



Decal Number 303207

Vessel Number MD 5077 RL

Certificate of Vessel Number
Expires 12/31/96

Hull Identification #	Length	
CHK13145M78H	016' 00"	
Make	Year	Use
CHECKMATE	78	PLEASURE

RONALD ARTHUR WACKER
2312 TURKEY POINT RD
BALTIMORE MD 21221

CUT HERE

This card will serve as your Certificate of Number (registration) through the expiration date indicated. It must have the 1x1 registration decal affixed on the back and be on board your vessel at all times the vessel is in use. It is the only certificate you will be issued until you renew your registration. If your address changes or your vessel is sold, destroyed, stolen or recovered; you are required to notify this Department within 15 days.
HAVE A SAFE AND PLEASANT BOATING SEASON!

DNR-B-13 (3/93)

MARYLAND DEPARTMENT OF NATURAL RESOURCES

REGISTRATION DECAL



Decal Number 303208

Vessel Number MD 7397 AD

Certificate of Vessel Number
Expires 12/31/96

Hull Identification #	Length	
RENPI719M761	024' 00"	
Make	Year	Use
REINELL	76	PLEASURE

FRANCES L WACKER
2312 TURKEY POINT RD
BALTIMORE MD 21221

CUT HERE

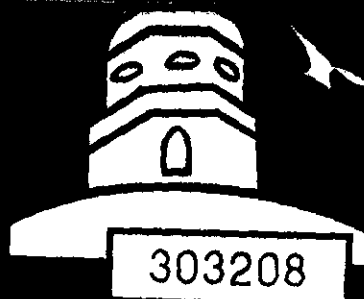
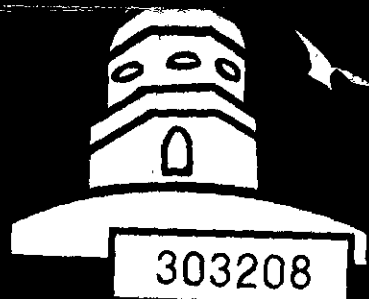
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HAVE A SAFE AND PLEASANT BOATING SEASON!

NOT RECORDED

DNR-B-13 (3/93)



303208



↑ **IMPORTANT** ↑

THIS DECAL
MUST BE
AFFIXED TO
THE BACK OF
YOUR

REGISTRATION CARD



303207

↑ **IMPORTANT** ↑

THIS DECAL
MUST BE
AFFIXED TO
THE BACK OF
YOUR

REGISTRATION CARD



Maryland Department of Transportation
MOTOR VEHICLE ADMINISTRATION

W. Marshall Rickert
W. MARSHALL RICKERT
ADMINISTRATOR

REGISTRATION CERTIFICATE

TAG NUMBER	131124M	UNIT #	5063935	STICKER NUMBER	5063935
TITLE NUMBER		MAKE AND BODY STYLE OF VEHICLE			
09146973		PACE MH			
YEAR	CLASS	EXCEPT	VEHICLE IDENTIFICATION NUMBER		
74	M	N/A	R071306S1509		
GR VEH WT	GR COMB WT	FEE	EXPIRATION DATE		
+3700	00N/A	97.00	02/28/97		
OWNER'S DRIVER LICENSE/SOUND EX NO		CD-OWNER'S DRIVER LICENSE/SOUND EX NO			
0260261497731					
NAME(S) AND ADDRESS OF REGISTERED OWNER(S)					
FRANCES LEE WACKER					
2312 TURKEY POINT ROAD					
BALTIMORE BA MD 21221					

IMPORTANT!
PLEASE READ
INSTRUCTIONS
ON REVERSE
SIDE BEFORE
AFFIXING
STICKER(S)



Registration Certificate
For registrations being re-
newed only (the "1") sticker
indicating the year of expira-
tion is enclosed. If new
plates issued, month and
year (2) stickers are en-
closed.

1/9-1 (7-91)

39°20'00"

Joins Map 35

Joins Map 37

540,000 FT

MD GRID 530,000 FT 39°17'30"

44 © ADC OF ALEXANDRIA, INC.

MD GRID 970,000 FT

Joins Map 46

MICROFILMED



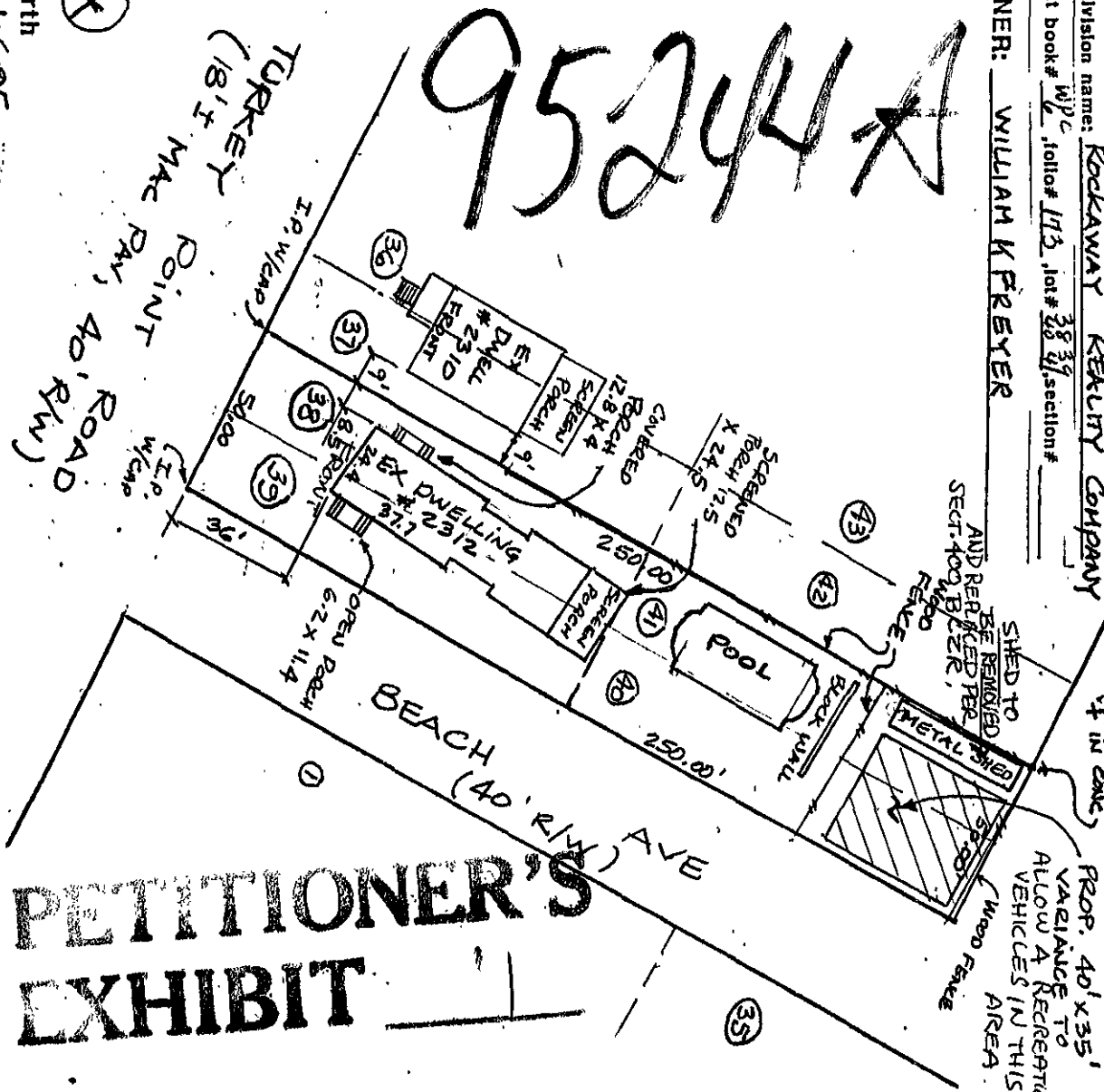
PROPERTY ADDRESS: 2312 TURKEY POINT ROAD

see pages 5 & 6 of the CHECKLIST for additional required information

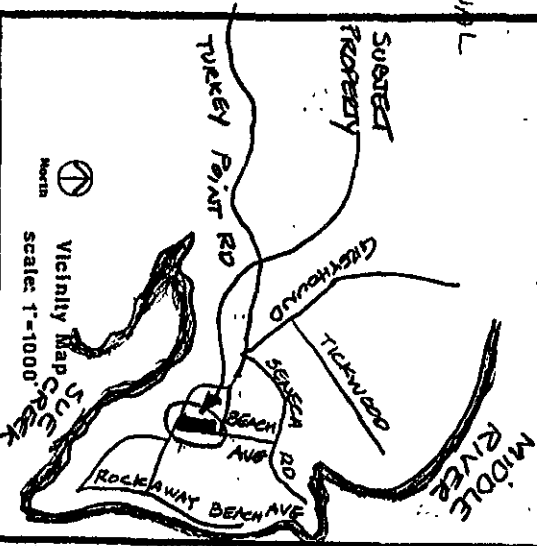
Subdivision name: KOCKAWAY REALTY COMPANY

plat book# WPC, folio# 173, lot# 3839, section# 204

OWNER: WILLIAM H FREYER



**PETITIONER'S
EXHIBIT** _____



LOCATION INFORMATION

Election District: 15th

Councilman District: 5th

T-200' scale map#: SE1K DR5.3

Zoning: Residential

Lot size: 0.172 7,500

	acreage	square feet
1	10	100
2	20	200
3	30	300
4	40	400
5	50	500
6	60	600
7	70	700
8	80	800
9	90	900
10	100	1000
11	110	1100
12	120	1200
13	130	1300
14	140	1400
15	150	1500
16	160	1600
17	170	1700
18	180	1800
19	190	1900
20	200	2000
21	210	2100
22	220	2200
23	230	2300
24	240	2400
25	250	2500
26	260	2600
27	270	2700
28	280	2800
29	290	2900
30	300	3000
31	310	3100
32	320	3200
33	330	3300
34	340	3400
35	350	3500
36	360	3600
37	370	3700
38	380	3800
39	390	3900
40	400	4000
41	410	4100
42	420	4200
43	430	4300
44	440	4400
45	450	4500
46	460	4600
47	470	4700
48	480	4800
49	490	4900
50	500	5000
51	510	5100
52	520	5200
53	530	5300
54	540	5400
55	550	5500
56	560	5600
57	570	5700
58	580	5800
59	590	5900
60	600	6000
61	610	6100
62	620	6200
63	630	6300
64	640	6400
65	650	6500
66	660	6600
67	670	6700
68	680	6800
69	690	6900
70	700	7000
71	710	7100
72	720	7200
73	730	7300
74	740	7400
75	750	7500
76	760	7600
77	770	7700
78	780	7800
79	790	7900
80	800	8000
81	810	8100
82	820	8200
83	830	8300
84	840	8400
85	850	8500
86	860	8600
87	870	8700
88	880	8800
89	890	8900
90	900	9000
91	910	9100
92	920	9200
93	930	9300
94	940	9400
95	950	9500
96	960	9600
97	970	9700
98	980	9800
99	990	9900
100	1000	10000

NOT IN

100 YEAR

FLOOD PLAIN.
R. M.

Chesapeake Bay Critical Area:

Prior Zoning Hearings:

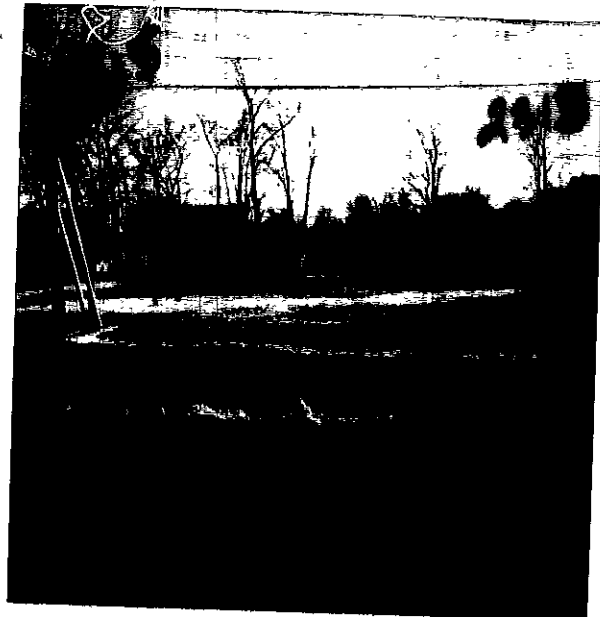
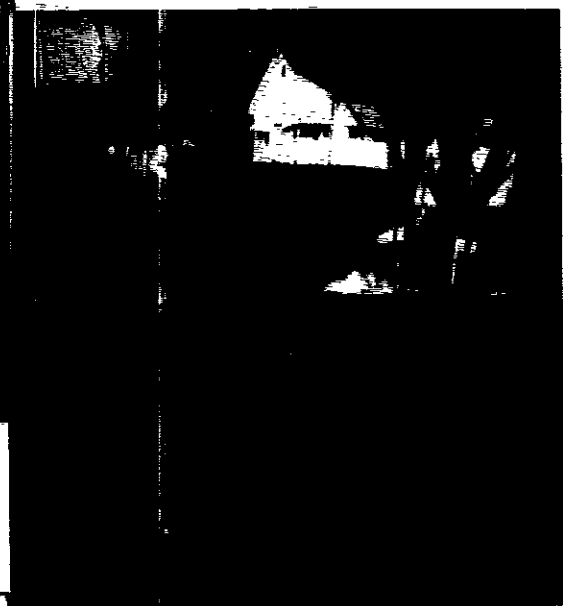
Zoning Office USE ONLY!

Reviewed by: ITEM #: CASE#:

2A2

Wooded area

**PETITIONER'S
EXHIBIT 3**



MICROFILMED



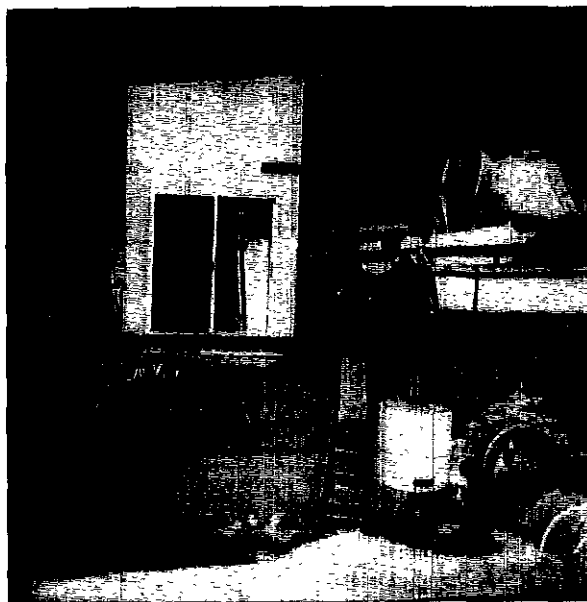
A

A = View of property from
MAIN RD.



B

View of space where
trailer used to be. View
from side dirt ROAD
Taken at backyard



C



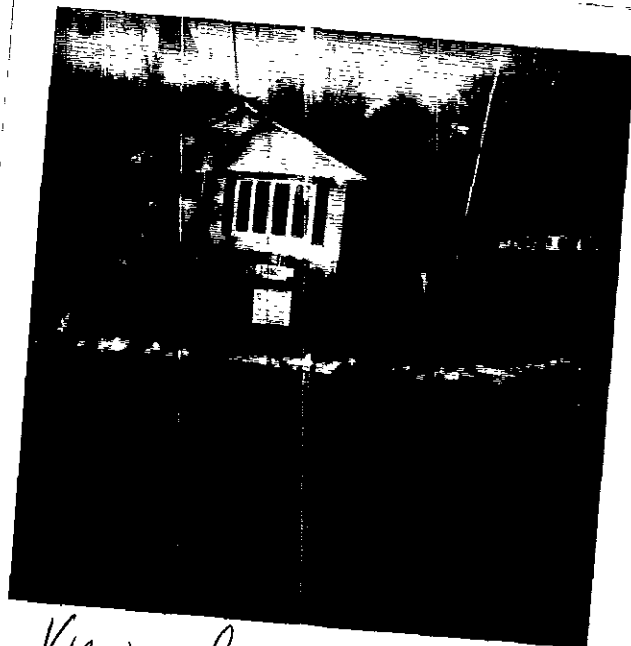
D

Close up view of motor home
New Shed constructed where old
CONTAINER WAS and Boats Close up

PETITIONER'S
EXHIBIT



View from MAIN
E Road



View from MAIN
F Road

PETITIONER'S
EXHIBIT 5

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

I am writing to you with regards to the above case. We have lived in the area for several years and have known the Wacker's for this time. They discussed with us their request for a variance for more than one recreational vehicle on their property. We are in support of their request for a variance because we do not feel the additional vehicles on the property present an eye sore or hazard in any way.

Sincerely,

Christian Wm Smith

2.13.95

*Christian Wm Smith
2301 Turkey PT RD
BATH MD 21221*

MICROFILMED

**PETITIONER'S
EXHIBIT 2**

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

I am writing to you with regards to the above case. We have lived in the area for several years and have known the Wacker's for this time. They discussed with us their request for a variance for more than one recreational vehicle on their property. We are in support of their request for a variance because we do not feel the additional vehicles on the property present an eye sore or hazard in any way.

Sincerely,

Dary C. Ledley

2304 Turkey Pt. Rd
2-5-45

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

I am writing to you with regards to the above case. We have lived in the area for several years and have known the Wacker's for this time. They discussed with us their request for a variance for more than one recreational vehicle on their property. We are in support of their request for a variance because we do not feel the additional vehicles on the property present an eye sore or hazard in any way.

Sincerely,

Robert G. Lafon
2305 Tuckey St R.R.
Carmel, IN 46021
2/5/95

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

I am writing to you with regards to the above case. We have lived in the area for several years and have known the Wacker's for this time. They discussed with us their request for a variance for more than one recreational vehicle on their property. We are in support of their request for a variance because we do not feel the additional vehicles on the property present an eye sore or hazard in any way.

Sincerely,

Charles J. Sobste
2308 Turkey Point Road
Balto. Md 21221
2/5/95

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

I am writing to you with regards to the above case. We have lived in the area for several years and have known the Wacker's for this time. They discussed with us their request for a variance for more than one recreational vehicle on their property. We are in support of their request for a variance because we do not feel the additional vehicles on the property present an eye sore or hazard in any way.

Sincerely,

Henry L. Ryckwaliski-Korn 2/5/92
2310 Tucker Pt Rd.
Balto Md. 21221

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

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Sincerely,

Michael W. Fenn
2313 Turkey Point Road
February 5, 1995

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

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Sincerely,

Mary Hoffman

2316 Dunker Pl Road

Balto 21221 Md

Feb 5 - 1995

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

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Sincerely,

Charles J. Wright
2318 Turkey Point Rd.

2/5/95


Zoning Commissioner

Case Number:

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Sincerely,


2319 Turkey Pt. Rd
2/5/95~

Zoning Commissioner

Case Number:

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Sincerely, *Scott E Porter*
2319 Turkey Point Road
5th Feb. 1995

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

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Sincerely,

Wayne Emerson
2320 Turkey Pt, Rd,
2/5/95

Zoning Commissioner

Case Number:

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Sincerely, Feb 5, 1995,

Wayne Francis Wunder
2322 Turkey Point Road
Essex Md 21221-1830

NO TITLE SEARCH REQUESTED

THIS DEED, Made this 25th day of August, 1994, by and between WILLIAM KELSO FREYER and MARY R. FREYER, his wife, of the first part, WILLIAM KELSO FREYER and MARY R. FREYER, of the second part, and FRANCES LEE WACKER, of the third part.

WITNESSETH, That in consideration of the sum of Zero Dollars (\$0.00) and such other good and valuable consideration, the receipt of which is hereby acknowledged, the said WILLIAM KELSO FREYER and MARY R. FREYER, his wife, do grant and convey unto the said WILLIAM KELSO FREYER and MARY R. FREYER, his wife, as tenants by the entireties, for and during the term of their joint natural lives, and unto the survivor of them, for and during the term of his or her natural life, with full power and authority and subject to the limitations hereinafter set forth and after the death of the survivor of them, unto FRANCES LEE WACKER, her personal representatives and assigns, in fee simple, all that lot of ground situate in the 15th Election District of Baltimore County, Maryland, and described as follows, that is to say:

PARCEL NO. 1:

BEING all those lots of ground known as Lots Nos. 38 and 39 on the Plat of Turkey Point Farm now known as Rockaway Beach which Plat is duly recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 6, folio 173, said lots being situated in the Fifteenth Election District of Baltimore County, State of Maryland.

BEING the same lot of ground which by deed dated July 22, 1960 and recorded among the Land Records of Baltimore County in Liber WJR No. 3729, folio 520 was granted and conveyed by Porter Brothers, Inc. to William K. Freyer, a/k/a William Kelso Freyer.

PARCEL NO. 2:

BEING KNOWN AND DESIGNATED as Lots 40 and 41 on the Plat of Turkey Point Farm, now known as Rockaway Beach, which plat is duly recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 6, folio 173, in the 15th Election District.

BEING the same lots of ground which by Deed dated June 21, 1974 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. No. 5457, folio 679 was granted and conveyed by Augustine J. Muller and Corinne R. Muller, his wife, to William Kelso Freyer and Mary R. Freyer, his wife.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in any wise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises unto and to the use of the said WILLIAM KELSO FREYER and MARY R. FREYER, his wife, as tenants by the entireties, for and during the term of their joint natural lives, and unto the survivor of them, for and during the term of his or her natural life, with full power and authority and subject to the limitations hereinafter set forth and after the death of the survivor of them, unto FRANCES LEE WACKER, her personal representatives and assigns, in fee simple.

AND the said WILLIAM KELSO FREYER and MARY R. FREYER, his wife, hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantors.

Test:

Alfred L. Brennan, Jr.

William Kelso Freyer (SEAL)
WILLIAM KELSO FREYER

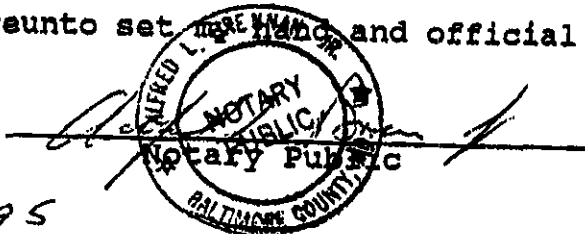
Alfred L. Brennan, Jr.

Mary R. Freyer (SEAL)
MARY R. FREYER

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 25th day of August, 1994, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared WILLIAM KELSO FREYER and MARY R. FREYER, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



My Commission Expires: 12-1-95

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Alfred L. Brennan, Jr.
ALFRED L. BRENNAN, JR., Attorney

BRENNAN & BRENNAN
ATTORNEYS AT LAW P.A.
825 Eastern Blvd.
BALTIMORE, MD 21221

NO TITLE SEARCH REQUESTED

THIS DEED, Made this 25th day of August, 1994, by and between WILLIAM KELSO FREYER and MARY R. FREYER, his wife, of the first part, WILLIAM KELSO FREYER and MARY R. FREYER, of the second part, and FRANCES LEE WACKER, of the third part.

WITNESSETH, That in consideration of the sum of Zero Dollars (\$0.00) and such other good and valuable consideration, the receipt of which is hereby acknowledged, the said WILLIAM KELSO FREYER and MARY R. FREYER, his wife, do grant and convey unto the said WILLIAM KELSO FREYER and MARY R. FREYER, his wife, as tenants by the entireties, for and during the term of their joint natural lives, and unto the survivor of them, for and during the term of his or her natural life, with full power and authority and subject to the limitations hereinafter set forth and after the death of the survivor of them, unto FRANCES LEE WACKER, her personal representatives and assigns, in fee simple, all that lot of ground situate in the 15th Election District of Baltimore County, Maryland, and described as follows, that is to say:

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NO TITLE SEARCH REQUESTED

THIS DEED, Made this 25th day of August, 1994, by and between WILLIAM KELSO FREYER and MARY R. FREYER, his wife, of the first part, WILLIAM KELSO FREYER and MARY R. FREYER, of the second part, and FRANCES LEE WACKER, of the third part.

WITNESSETH, That in consideration of the sum of Zero Dollars (\$0.00) and such other good and valuable consideration, the receipt of which is hereby acknowledged, the said WILLIAM KELSO FREYER and MARY R. FREYER, his wife, do grant and convey unto the said WILLIAM KELSO FREYER and MARY R. FREYER, his wife, as tenants by the entireties, for and during the term of their joint natural lives, and unto the survivor of them, for and during the term of his or her natural life, with full power and authority and subject to the limitations hereinafter set forth and after the death of the survivor of them, unto FRANCES LEE WACKER, her personal representatives and assigns, in fee simple, all that lot of ground situate in the 15th Election District of Baltimore County, Maryland, and described as follows, that is to say:

PARCEL NO. 1:

BEING all those lots of ground known as Lots Nos. 38 and 39 on the Plat of Turkey Point Farm now known as Rockaway Beach which Plat is duly recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 6, folio 173, said lots being situated in the Fifteenth Election District of Baltimore County, State of Maryland.

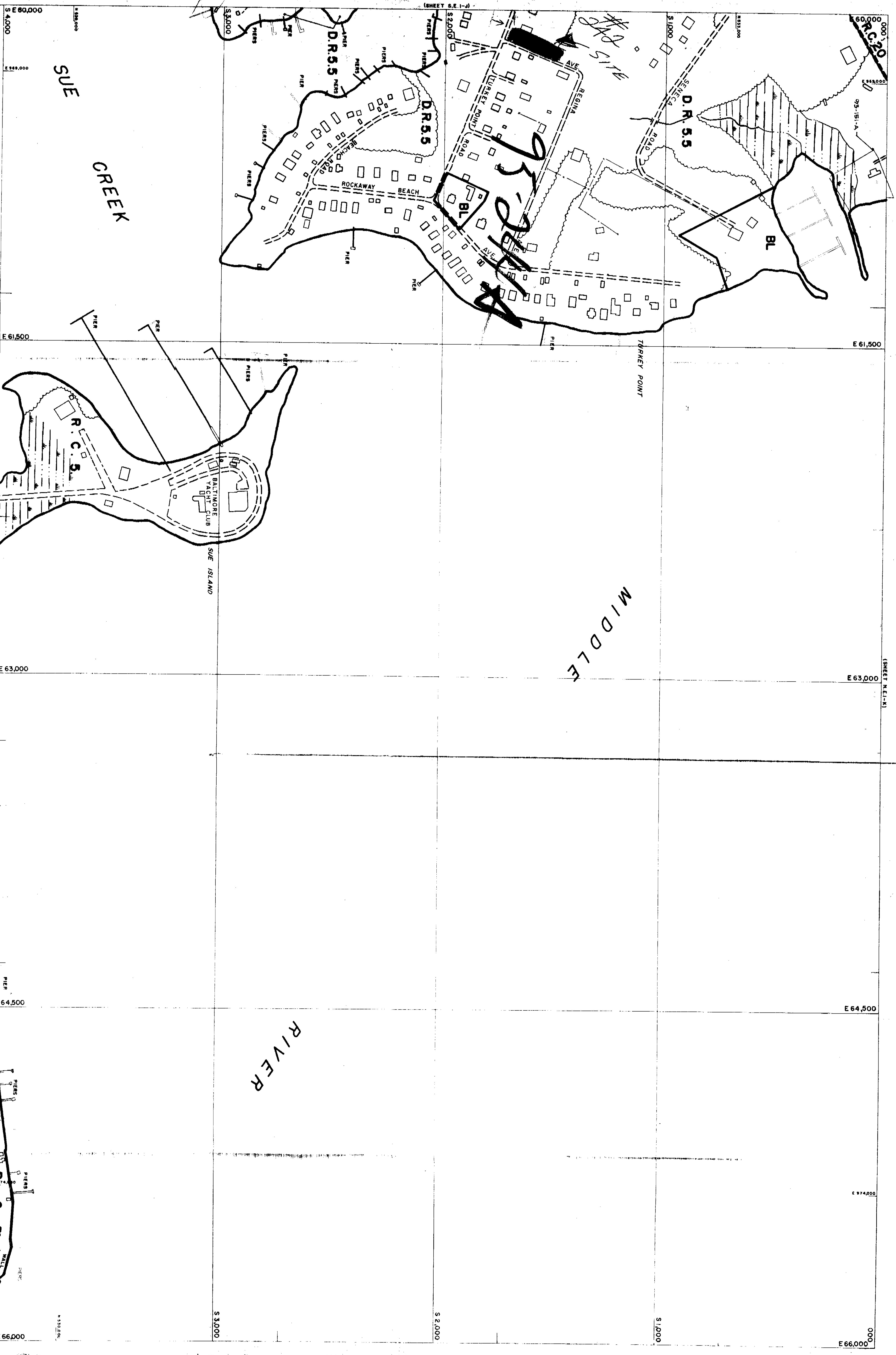
BEING the same lot of ground which by deed dated July 22, 1960 and recorded among the Land Records of Baltimore County in Liber WJR No. 3729, folio 520 was granted and conveyed by Porter Brothers, Inc. to William K. Freyer, a/k/a William Kelso Freyer.

PARCEL NO. 2:

BEING KNOWN AND DESIGNATED as Lots 40 and 41 on the Plat of Turkey Point Farm, now known as Rockaway Beach, which plat is duly recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 6, folio 173, in the 15th Election District.

BEING the same lots of ground which by Deed dated June 21, 1974 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. No. 5457, folio 679 was granted and conveyed by Augustine J. Muller and Corinne R. Muller, his wife, to William Kelso Freyer and Mary R. Freyer, his wife.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in any wise appertaining.



1-SE Z-SW
E-NW ZZ-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BICHAIR-HORN, INC. BALTIMORE, MD. 21210

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988

Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Ord. Nos. 83-92, 84-92, 85-92, 86-92, 87-92, 88-92, 89-92

Chairman, County Council

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	TURKEY POINT
SHEET	S.E. 1-K

IN RE: PETITION FOR VARIANCE
E/S Turkey Point Road, 20' N
of the c/l of Beach Avenue
(2312 Turkey Point Road)
15th Election District
5th Councilmanic District
William K. Freyer
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-244-A
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 2312 Turkey Point Road, located in the Turkey Point area of Essex across from Sue Creek. The Petition was filed by the owner of the property, William K. Freyer, and the Contract Purchaser, Frances L. Wacker. The Petitioners seek relief from Section 415.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the storage of four (4) recreational vehicles on the subject property in lieu of the one (1) permitted. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were William K. Freyer, property owner, and his daughter, Frances L. Wacker, the Contract Purchaser. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.172 acres, more or less, zoned D.R. 5.5 and is improved with a single family dwelling, swimming pool, and shed. Also on the property are four (4) recreational vehicles, namely, three boats and a motor home. The Petitioners filed the instant Petition to legitimize the storage of these four recreational vehicles on their property in the location shown on Petitioner's Exhibit 1. The recreational vehicles are described as

being a 25' motor home, a 24' cabin cruiser, a 20' center console, and a 14' rowboat. Testimony indicated that the Petitioner's daughter and son-in-law have resided on the property for the past 10 years and are in the process of buying the property from Mr. Freyer. All of the recreational vehicles are owned by Mr. & Mrs. Wacker and are properly titled and tagged. Mrs. Wacker testified that the mobile home is used to transport her mother, who is wheelchair-bound, and that the three boats are used by she and her husband for recreation. Mrs. Wacker testified that the storage of these four recreational vehicles on her property does not adversely affect her neighbors and that a denial of the variance would result in practical difficulty and unreasonable hardship for her and her family. In support of their request, the Petitioners submitted into evidence as Petitioner's Exhibit 2 numerous signed statements from many of their neighbors indicating they have no objection to their request to store these four vehicles on their property.

It is to be noted that the subject property is located within the Chesapeake Bay Critical Areas near Sue Creek and Middle River. This Office was advised by the Department of Environmental Protection and Resource Management (DEPRM), by comments dated January 24, 1995, that the storage of recreational vehicles is not subject to Critical Area regulations provided that no new impervious surface is created, and therefore, they have no objections to the variance requested.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a

permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it appears the relief requested should be granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that denial of the variance would result in practical difficulty and unreasonable hardship upon the Petitioners. Furthermore, there were no adverse comments from any Baltimore County reviewing agency and no opposition from any of the adjoining property owners. The variance will not cause any injury to the public health, safety or general welfare and meets the spirit and intent of the zoning regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22nd day of February, 1995 that the Petition for Variance seeking relief from Section 415.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the storage of four (4) recreational vehicles on the subject property in lieu of the one (1) permitted, in accor-

dance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) The relief granted herein is limited to the four recreational vehicles described herein. In the event it becomes necessary to replace either the mobile home or any of the three boats, the Petitioners shall be permitted to do so, provided the replacement vehicle is the same size as the item which it replaces.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 2/22/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 2/22/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 2/22/95
By [Signature]

- 2 -

- 3 -

- 4 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

February 22, 1995

(410) 887-4386

Mr. William K. Freyer
623 South Marlyn Avenue
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
E/S Turkey Point Road, 20' N of the c/l of Beach Avenue
(2312 Turkey Point Road)
15th Election District - 5th Councilmanic District
William K. Freyer - Petitioner
Case No. 95-244-A

Dear Mr. Freyer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management Office at 887-3391.

Very truly yours,

Timothy M. Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mrs. Frances Lee Wacker
2312 Turkey Point road, Baltimore, Md. 21221

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case file



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 2312 Turkey Point Rd. BALTO. MD. 21221
which is presently zoned RESIDENTIAL

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 415.A (B.C.Z.R.) to permit Storage of 4 Recreational Vehicles / Boats in lieu of the 1 Permitted

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

To Be determined at Hearing 95-244-A

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Signature of Petitioner
Frances Lee Wacker

Frances Lee Wacker

2312 Turkey Pt. Rd.

BALTO. MD. 21221

Address of Petitioner

Signature of Petitioner

Address of Petitioner

Signature of Agent
William Kelso Freyer

William Kelso Freyer

623 South Marlyn Ave.

BALTO. MD. 21221

Address of Agent

Signature of Agent

Address of Agent

Signature of Agent

Address of Agent

Signature of Agent

Address of Agent

Signature of Agent

Address of Agent

Signature of Agent

Address of Agent

Signature of Agent

Address of Agent

Signature of Agent

Address of Agent

Signature of Agent

Address of Agent

Signature of Agent

Address of Agent

Signature of Agent

Address of Agent

Zoning Description

ZONING DESCRIPTION FOR 2312 Turkey Point Road

Beginning at a point on the North side of Turkey Point Road which is 40 feet wide at the distance of 20' EAST of the centerline of the nearest improved intersecting street BEACH AVENUE.

which is 40' wide. *Being Lot # 38, 39, 40, 41. Block , Section # in the subdivision of Beachway Beach as recorded in Baltimore County Plat Book # WPC. Folio # 173, containing 1,500 SQ. FT.. Also known as 2312 Turkey Point Road and located in the 15th Election District, 5th Councilmanic District.

CERTIFICATE OF PUBLICATION

TOWSON, MD. Jan 27, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 26, 1995.

THE JEFFERSONIAN
A. Hensel
LEGAL AD. - TOWSON

receipt

Date: 1/12/94

1 RV FILING CODE 010 50.00

1 SIGN POSTAL CODE 080 35.00

\$ 85.00

CRITICAL AREA

FREYER

2312 TURKEY POINT RD.

34030102-410100 195.00

88 021174401-12 75

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon, Director

For newspaper advertising:

Item No.: 242

Petitioner: William Kelso Freyer

Location: 2312 Turkey Point Road BALTA MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Frances Lee Wacker

ADDRESS: 2312 Turkey Point Road

BALTIMORE, MARYLAND 21221

PHONE NUMBER: (410) 682-3106

TO: POTTERY PUBLISHING COMPANY
January 26, 1995 Issue - Jeffersonian

Please forward billing to:

Frances Lee Wacker
2312 Turkey Point Road
Baltimore, Maryland 21221
682-3106

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-244-A (Item 242)
2312 Turkey Point Road
NAC Turkey Point Road and Beach Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): William Kelso Freyer
Contract Purchaser(s): Frances Lee Wacker
HEARING: WEDNESDAY, FEBRUARY 15, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit the storage of 4 recreational vehicles/boats in lieu of the permitted 1.

LAURENCE E. SCHWITZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204
JANUARY 19, 1995

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-244-A (Item 242)
2312 Turkey Point Road
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HEARING: WEDNESDAY, FEBRUARY 15, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit the storage of 4 recreational vehicles/boats in lieu of the permitted 1.

Arnold Jablon, Director

cc: William Kelso Freyer
Frances Lee Wacker

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 7, 1995

Ms. Frances Lee Wacker
2312 Turkey Point Road
Baltimore, Maryland 21221

Item No.: 242
Case No.: 95-244-A
Petitioner: William Freyer

Dear Ms. Wacker:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #242 - Freyer Property
2312 Turkey Point Road
Zoning Advisory Committee Meeting of January 23, 1995

January 24, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Storage of recreational vehicles is not subject to the Chesapeake Bay Critical Area regulations in this case provided that no new impervious surface is created.

JLP:PF:sp

cc: Frances L. Wacker
William K. Freyer

FREYER/DEPRM/TXTSBJ

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/24/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

DISTRIBUTION MEETING OF JAN. 23, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 238, 239, 240, 241, 242.

RECEIVED
JAN 25 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: January 23, 1995

SUBJECT: 2312 Turkey Point Rd.

INFORMATION:

Item Number: 242

Petitioner: William Kelso Freyer

Property Size: 7,500 sq. ft.

Zoning: D-5.5

Requested Action: Variance

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, staff recommends that storage be limited to those boats owned by the applicant.

Prepared by: Jeffery W. Long

Division Chief: Carl L. Brown

PK/JL



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: MS. JULIE WATSON

Re: Baltimore County
Item No: 8342 (JLL)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 30, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 30, 1995
Items 238, 239, 240, 242, and 243

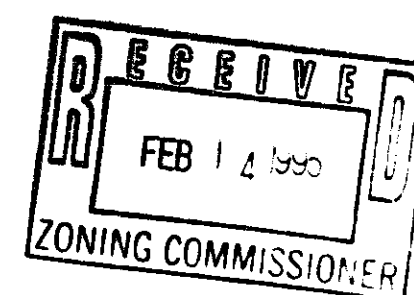
The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

RE: PETITION FOR VARIANCE * BEFORE THE
2312 Turkey Point Road, NMC Turkey Point *
RD. 6 Beach Avenue, 15th Election Dist., * ZONING COMMISSIONER
5th Councilmanic *
William K. Freyer/Frances L. Wacker * OF BALTIMORE COUNTY
Petitioners * CASE NO. 95-244-A
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Charles S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to William K. Freyer, 623 S. Marlyn Avenue, Baltimore, MD 21221, and to Frances L. Wacker, 2312 Turkey Point Road, Baltimore, MD 21221, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

IMPORTANT MESSAGE	
TO: <i>File</i>	
DATE: <i>2/14/95</i>	TIME: _____ A.M. / P.M.
FROM: <i>Supervisor</i>	
OF: <i>2312 Turkey Pt Rd</i>	
PHONE: <i>2312 Turkey Pt Rd</i>	
FAX: <i>2312 Turkey Pt Rd</i>	
TELEPHONED	PLEASE CALL
CAME TO SEE YOU	RETURNED YOUR CALL
WANTS TO SEE YOU	WILL CALL AGAIN
WILL FAX YOU	URGENT
Message: <i>Approved to refile</i>	
<i>2/15/95</i>	
<i>will appeal decision</i>	
Signed: _____	

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

I am writing to you with regards to the above case. We have lived in the area for several years and have known the Wacker's for this time. They discussed with us their request for a variance for more than one recreational vehicle on their property. We are in support of their request for a variance because we do not feel the additional vehicles on the property present an eye sore or hazard in any way.

Sincerely,

Charles J. Sobste
2308 Turkey Point Road
Baltimore MD 21221
2/5/95

Sincerely,

Robert B. Plafin
2308 Turkey Pt Rd
BALTO MD 21221
2/5/95

Sincerely,

Henry L. Bychowski - 4am 2/5/95
2310 Turkey Pt Rd
Baltimore MD 21221

Property ID #15-06-571391
#15-13-855070
NO TITLE SEARCH REQUESTED

THIS DEED, Made this 25th day of August, 1994, by and between WILLIAM KELSO FREYER and MARY R. FREYER, his wife, of the first part, WILLIAM KELSO FREYER and MARY R. FREYER, of the second part, and FRANCES LEE WACKER, of the third part.

WITNESSETH, That in consideration of the sum of Zero Dollars (\$0.00) and such other good and valuable consideration, the receipt of which is hereby acknowledged, the said WILLIAM KELSO FREYER and MARY R. FREYER, his wife, do grant and convey unto the said WILLIAM KELSO FREYER and MARY R. FREYER, his wife, as tenants in common, unto the survivor of them, for and during the term of their joint natural lives, and unto the survivor of them, for and during the term of his or her natural life, with full power and authority and subject to the limitations hereinafter set forth and after the death of the survivor of them, unto FRANCES LEE WACKER, her personal representative and assigns, in fee simple, all that lot of ground situate in the 15th Election District of Baltimore County, Maryland, and described as follows, that is to say:

PARCEL NO. 1:

BEING all those lots of ground known as Lots Nos. 38 and 39 of the Plat of Turkey Point Farm now known as Rockaway Beach which plat is duly recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 6, folio 173, said lots being situated in the Fifteenth Election District of Baltimore County, State of Maryland.

BEING the same lot of ground which by deed dated July 22, 1960 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 3729, folio 520 was granted and conveyed by Porter Brothers, Inc. to William K. Freyer, a/k/a William Kelso Freyer.

PARCEL NO. 2:

BEING KNOWN AND DESIGNATED as Lots 40 and 41 on the Plat of Turkey Point Farm, now known as Rockaway Beach, which plat is duly recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 6, folio 173, in the 15th Election District.

BEING the same lots of ground which by Deed dated June 21, 1974 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5457, folio 679 was granted and conveyed by Augustine J. Muller and Corinne R. Muller, his wife, to William Kelso Freyer and Mary R. Freyer, his wife.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in any wise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises unto and to the use of the said WILLIAM KELSO FREYER and MARY R. FREYER, his wife, as tenants by the entireties, for and during the term of their joint natural lives, and unto the survivor of them, for and during the term of his or her natural life, with full power and authority and subject to the limitations hereinafter set forth and after the death of the survivor of them, unto FRANCES LEE WACKER, her personal representatives and assigns, in fee simple.

AND the said WILLIAM KELSO FREYER and MARY R. FREYER, his wife, hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby granted; and that they will warrant specially the property of the same as may be requisite.

WITNESS the hand and seal of said grantors.

Test:

William Kelso Freyer (SEAL)
WILLIAM KELSO FREYER

Mary R. Freyer (SEAL)
MARY R. FREYER

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 25th day of August, 1994, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared WILLIAM KELSO FREYER and MARY R. FREYER, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: 12-1-95

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

BRENNAN & BRENNAN
ATTORNEYS AT LAW P.A.
825 Easton Ave.
BALTIMORE, MD 21221

Alfred M. Brennan, Jr.
ALFRED M. BRENNAN, JR., Attorney

Zoning Commissioner

Case Number:

Dear Mr. Commissioner:

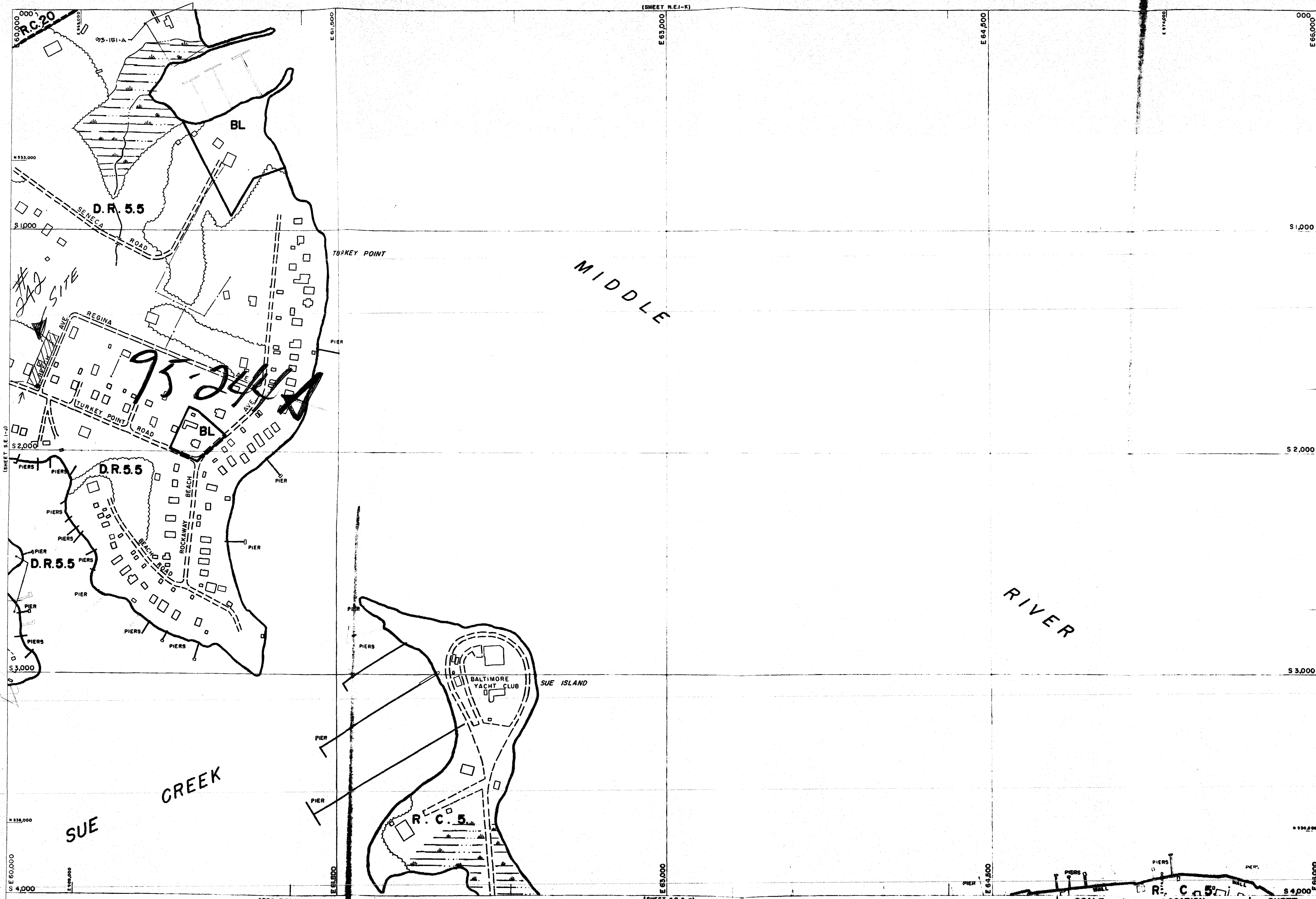
I am writing to you with regards to the above case. We have lived in the area for several years and have known the Wacker's for this time. They discussed with us their request for a variance for more than one recreational vehicle on their property. We are in support of their request for a variance because we do not feel the additional vehicles on the property present an eye sore or hazard in any way.

Sincerely,

Christian Wm Smith 2.13.95
Christian Wm Smith
2301 Turkey Pt Rd
BALTO MD 21221

Sincerely,

Darryl C. Beasley 2304 Turkey Pt Rd
2-5-95



I-SE Z-SW
E-NW ZZ-NW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

John J. Howard
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Ord. Nos. 153-92, 154-92, 155-92, 156-92, 157-92, 158-92, 159-92

William H. Howard
Chairman, County Council

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
TURKEY
POINT

SHEET
S.E.
I-K